

DEED IN LIEU OF FORECLOSURE 013780

44-269

David T. McClure of Portland, Cumberland County, Maine for consideration paid, RELEASE to Skowhegan Savings Bank, a banking corporation having a mailing address of P.O. Box 250, Skowhegan, Somerset County, Maine 04330, the land in Waterville, Kennebec County, Maine and more particularly bounded and described as follows, to wit:

A CERTAIN LOT OR PARCEL OF LAND situated on the southerly side of Sherwin Street, so-called, in Waterville aforesaid, and bounded and described as follows, to wit:

Commencing in the southerly line of said Sherwin Street at the northwesterly corner of land formerly of Georgianna Gagnon; thence running westerly in and along the said southerly line of said Sherwin Street forty-eight (48) feet; thence running southerly in a straight line which marks the easterly line of a certain passway, as now existing and used, seventy-five (75) feet; thence running easterly in a straight line seventy (70) feet to the southwest corner of land of said Gagnon; thence running northerly in a straight line in and along the westerly line of said Gagnon land to the point of beginning. Also the right to pass and repass over the aforesaid passway lying next westerly of the above described lot as it now exists and is being used.


And also another lot or parcel of land situated in Waterville aforesaid, bounded and described as follows, to wit:

Beginning at the southeasterly corner of the lot of land above described; thence running southerly in the westerly line of land now or formerly of said Gagnon to the northerly line of land now or formerly of John Kelley heirs; thence running westerly along the northerly line of said land of John Kelley heirs and of land now or formerly of Louis Veilleux to the easterly line of land conveyed to Octave Bureau by deed of Joseph Bourque, Jr., et al. dated August 1, 1919; thence running northerly in a straight line to the southwesterly corner of the lot above described; thence running easterly along the southerly line of the lot above described to the point of beginning.

Being the same premises conveyed by Theresa D. Loud, duly appointed and acting personal representative of the estate of Christine O. DeRosby to Theresa D. Loud, Estelle Watson and Glenda J. Dart by deed dated November 6, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5890, Page 85. The above premises were conveyed by Theresa D. Loud, Estelle Watson and Glenda J. Dart to David T. McClure by deed dated September 29, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5890, Page 85.

This deed is given in lieu of foreclosure of a mortgage given by David T. McClure to Skowhegan Savings Bank dated September 29, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6069, Page 268. This deed is not given in satisfaction of the note secured by the said mortgage, but merely to avoid any additional costs of foreclosure proceedings.

In consideration of avoiding additional foreclosure proceeding costs, Rose S. McClure has signed this deed to release any interest she may have in the above described premises by virtue of a certain promissory note from David T. McClure and Rose S. McClure to Skowhegan Savings Bank dated September 29, 1999 which note is secured by the above-referenced mortgage from David T. McClure to Skowhegan Savings Bank.

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By her signature, the Rose S. McClure acknowledges and agrees that she shall be liable the deficiency, if any, remaining under said promissory note dated September 29, 1999 after Skowhegan Savings Bank has sold the above-described premises and applied the net proceeds to said note. Net proceeds shall be calculated by deducting from the gross proceeds of sale the costs and fees incurred to obtain, preserve and sell the above-described premises, including reasonable attorneys' fees incurred in the foreclosure action commenced by Skowhegan Savings Bank and incurred in selling the premises.

Witness our hands and seals this 9th day of April, 2002.

[Signature]
Witness

David T. McClure
David T. McClure

[Signature]
Witness

Rose S. McClure
Rose S. McClure

STATE OF MAINE

Kennebec, ss.

April 9, 2002

Personally appeared the above named David T. McClure and acknowledged the foregoing instrument to be his free act and deed.



Before me,

Thelma E. Gagne
Notary Public

THELMA E. GAGNE
NOTARY PUBLIC, MAINE
Printed Name
My Commission Expires 11/02/2004
My Com. Exp.: _____

STATE OF MAINE

Kennebec, ss.

April 9, 2002

Personally appeared the above named Rose S. McClure and acknowledged the foregoing instrument to be her free act and deed.



Before me,

Thelma E. Gagne
Notary Public

THELMA E. GAGNE
NOTARY PUBLIC, MAINE
Printed Name
My Commission Expires 11/02/2004
My Com. Exp.: _____

RECEIVED KENNEBEC SS.

2002 MAY 10 PM 3:05

ATTEST: [Signature]
REGISTER OF DEEDS